FIVE (5) DAY TERMINATION/CANCELLATION NOTICE

TO: Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant")

and John Shams ("Guarantor").

PREMISES: All rooms/areas of a portion of the ground floor, mezzanine, and

lower level, as shown hatched on the floor plans annexed hereto as **Exhibit A** and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE: dated December 19, 2014, by and between Landlord's predecessor-

in- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification

Agreement, dated June 30, 2017.

GUARANTY: dated December 22, 2014, by Guarantor, as guarantor.

DATE OF THIS NOTICE: April 23, 2019.

PLEASE TAKE NOTICE, your tenancy in the Premises is hereby terminated effective **May 3**, **2019**, pursuant to Article 17 of the Lease, upon the grounds that you failed to comply with a certain Notice of Default, dated May 29, 2018, a copy of which together with proof of service thereof is annexed hereto as **Exhibit B** and incorporated herein with the same force and effect as if fully set forth at length, and a certain Supplemental Notice of Default, dated October 26, 2018, a copy of which together with proof of service thereof is annexed hereto as **Exhibit C** and incorporated herein with the same force and effect as if fully set forth at length. More specifically, you failed to cure certain therein enumerated lease defaults by no later than April 22, 2019.

PLEASE TAKE FURTHER NOTICE, that you are hereby required to quit, vacate and surrender possession of the Premises to the Landlord on or before May 3, 2019, that being more than five (5) days from the date of service of this Notice upon you, as well as the day on which your term expires. Further and unless you voluntarily vacate the Premises, as aforesaid, the Landlord will commence summary proceedings under the Statute to remove you from said Premises for the holding over after the expiration of your term in the Civil Court of the City of New York, County of New York, and will demand in said proceeding the fair market value of your use and occupancy of the Premises during such holding over, together with an award of its reasonable attorney's fees.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Articles 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossoff, PLLC

Attorneys for Landlord By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord]

By: / Marthew Cambo

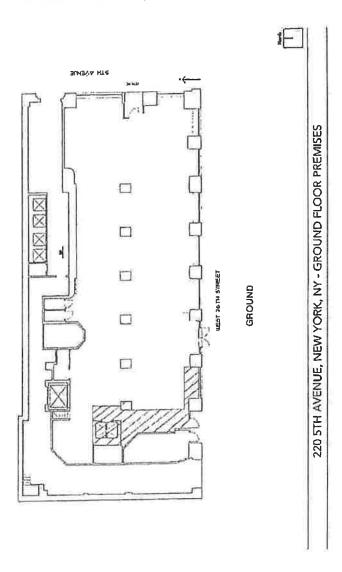
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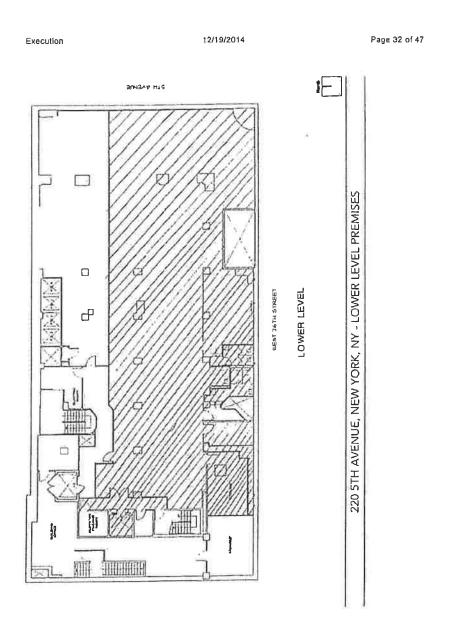
Exhibit "A"

12/19/2014

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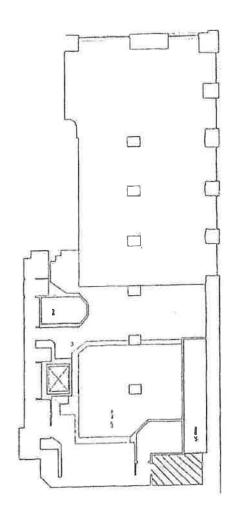
The Demised Premises Not to scale; all dimensions approximate; subject to actual conditions.





12/19/2014

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MEZZANINE

Exhibit "B"

NOTICE OF DEFAULT

TO:

Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES:

All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as Exhibit 1 and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue, New York,

New York 10001.

LEASE:

dated December 19, 2014, by and between Landlord's predecessor-ininterest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification Agreement, dated June 30, 2017.

DATE OF THIS NOTICE: May 29, 2018.

PLEASE TAKE NOTICE that you are in default of Articles 17 and 31 of the Lease, which provisions deal in pertinent part with your obligations: (a) after five (5) days written notice, to redeposit with Owner any portion of the Security Deposit which Landlord has applied to the payment of any rent and additional rent due and payable; and (b) what actions on your part are deemed defaults under the Lease. More specifically, you have violated and continue to violate the aforementioned provisions of the Lease by failing to pay to the Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained on or before May 20, 2018, that being more than five (5) days after service of a notice upon you, a copy of which with proof of service is annexed hereto as Exhibit 2 and incorporated by reference as if fully set forth in length.

PLEASE TAKE FURTHER NOTICE that, in accordance with Articles 17 and 31 of the Lease. you are hereby required cure such defaults on or before June 18, 2018, that being more than fifteen (15) days after service of this Notice upon you, by tendering and paying to Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained, which shall be added to the Security Deposit so that the same shall be replenished to its former amount pursuant to Article 31 of the Lease. Upon your failure to so cure, the Landlord will elect to terminate your tenancy in accordance with Article 17 of the Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Articles 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossoff, PLLC

Attorneys for Landlord

By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord]

Matthew Lembo

Vice President and Authorized Signatory

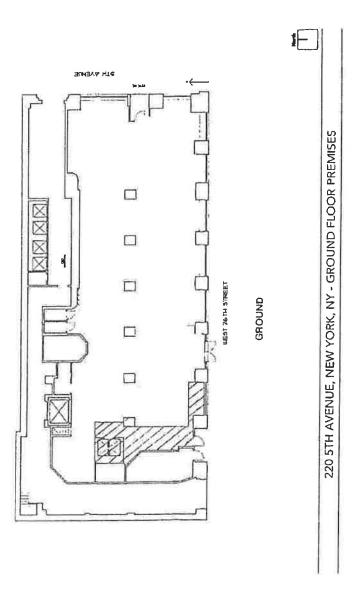
Exhibit "1"

12/19/2014

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The Demised Premises

Not to scale; all dimensions approximate; subject to actual conditions.



12/19/2014

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Execution

LOWER LEVEL

LOWER LEVEL

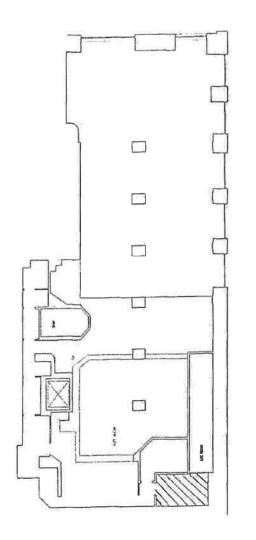
LOWER LEVEL

LOWER LEVEL PREMISES

Please Initial Here, Landlord Tenant

12/19/2014

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MEZZANINE

Exhibit "2"

NOTICE AND DEMAND TO REPLENISH AND PAY

TO:

Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES:

All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as **Exhibit A** and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE:

dated December 19, 2014, by and between Landlord's predecessorin- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification

Agreement, dated June 30, 2017.

DATE OF THIS NOTICE: May 10, 2018.

PLEASE TAKE NOTICE, in accordance with Article 31 of the Lease, on May 9, 2018 and from your Security Deposit of \$100,000.00, the sum of \$65,000.00 from your Security Deposit was used, applied, and retained for outstanding rent and additional rent due, as set forth in the ledger annexed hereto as Exhibit B and incorporated by reference as if fully set forth in length, upon the grounds that you failed to comply with a certain Amended Notice of Intent, dated March 8, 2018, a copy of which together with proof of service thereof is annexed hereto as Exhibit C and incorporated herein with the same force and effect as if fully set forth at length. You are now required, on or before May 20, 2018, that being more than five (5) days after service of this Notice upon you, to pay to the Landlord the sum of \$65,000.00 representing the sum so used, applied, and retained, which shall be added to the Security Deposit so that the same shall be replenished to its former amount, and so that Landlord shall have the full Security Deposit on hand at all times during the Term pursuant to Article 31 of the Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Sections 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossoff, PLLC

Attorneys for Landlord By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401

New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC [Landlord]

[—————

By: / Matthew Lembo

Title: Vice President and Authorized Signatory

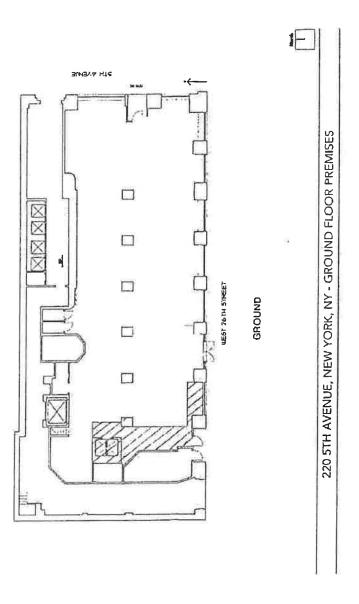
Exhibit "A"

12/19/2014

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Exhibit "A"
The Demised Premises

Not to scale; all dimensions approximate; subject to actual conditions.



Please Initial Here: Landlord____ Tenant

23

12/19/2014

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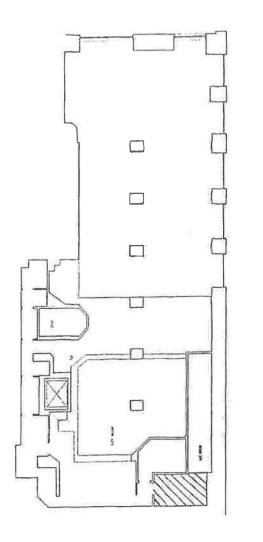
Execution

BINBAP HIS 220 5TH AVENUE, NEW YORK, NY - LOWER LEVEL PREMISES LOWER LEVEL 8

Please Initial Flere: Landlord

12/19/2014

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MEZZANINE

Exhibit "B"

Ledger

Page I of 4



Date: 5/9/2018

Lease Ledger

Code

t0819146

Property 220fifth

Lease From

3/15/2016

Name

Scorpion Club Ventures, LLC

Unit

220-SUBC Lease To

10/31/2031

Date	Description	Unit	Charge	Payment	Balance	Chg/Rec
4/1/2017	Previous balance carried forward.	220- SUBC	18,319.96		18,319.96	<u>31513435</u>
4/1/2017	Previous balance carried forward:	220- SUBC	4,197.00		22,516.96	<u>31513437</u>
4/1/2017	Commercial Rent (04/2017)	220- SUBC	17,706.42		40,223.38	31513679
4/1/2017	Sprinkler Charge (04/2017)	220- SUBC	200.00		40,423.38	31513680
4/1/2017	:Posted by QuickTrans (secdep)	220- SUBC	100,000.00		140,423.38	31540924
4/1/2017	Chk# :QuickTrans :Posted by QuickTrans			100,000.00	40,423.38	6293195
5/1/2017	Electric Sub-meter 03/21/17-04/19/17	220- SUBC	227.46		40,650.84	31537972
5/1/2017	Commercial Rent (05/2017)	220- SUBC	17,706.42		58,357.26	31538331
5/1/2017	Sprinkler Charge (05/2017)	220- SUBC	200.00		58,557.26	31538332
6/1/2017	Commercial Rent (06/2017)	220- SUBC	17,706.42		76,263.68	31566235
6/1/2017	Sprinkler Charge (06/2017)	220- SUBC	200.00		76,463.68	31566236
6/1/2017	Electric Sub-meter 4/19/17-05/09/17	220- SUBC	155.03		76,618.71	31567055
7/1/2017	Electric Sub-meter 5/09/17-06/08/17	220- SUBC	244.12		76,862.83	31593009
7/1/2017	Commercial Rent (07/2017)	220- SUBC	17,706.42		94,569.25	31596470
7/1/2017	Commercial Sprinkler and Water (07/2017)	220- SUBC	200,00		94,769.25	31596471
7/25/2017	Chk# 1679718332 :CHECKscan Payment			19,537.70	75,231.55	6372035
8/1/2017	Real Estate Tax for the period 07/17-06/18	220- SUBC	9,227.33		84,458.88	31618030
8/1/2017	Electric sub-meter 06/08/17-07/10/17	220- SUBC	200.96		84,659.84	31624412
8/1/2017	Commercial Rent (08/2017)	220- SUBC	17,706.42		102,366.26	31 <u>624706</u>
8/1/2017	Commercial Sprinkler and Water (08/2017)	220- SUBC	200.00		102,566.26	31624707
9/1/2017	Electric sub-meter 7/10/17-08/08/17	220- SUBC	180.25		102,746.51	31653614
9/1/2017	Commercial Rent (09/2017)	220- SUBC	17,706.42		120,452.93	31653885

Ledger

Page 2 of 4

9/1/2017	Commercial Sprinkler and Water (09/2017)	220- SUBC	200.00		120,652.93	31653886
10/1/2017	Electric sub-meter 08/08/17-09/07/17	220- SUBC	165.18		120,818.11	31679659
10/1/2017	Commercial Rent (10/2017)	220- SUBC	7,996.45		128,814.56	31679920
10/1/2017	Commercial Rent (10/2017)	220- SUBC	10,001.27		138,815.83	31679921
10/1/2017	Commercial Sprinkler and Water (10/2017)	220- SUBC	200.00		139,015.83	31679922
10/18/2017	Credit October 2017 Rent	220- SUBC	(86,460.91)		52,554.92	31708037
10/18/2017	October 2017 Debit Judgement	220- SUBC	3,509.99		56,064.91	31708038
10/18/2017	Credit Sprinkler charge.	220- SUBC	(600.00)		55,464.91	31708039
11/1/2017	Electric sub-meter 09/07/17-10/06/17	220- SUBC	284.62		55,749.53	3170779
11/1/2017	Commercial Rent (11/2017)	220- SUBC	18,237.63		73,987.16	31709209
11/1/2017	Commercial Sprinkler and Water (11/2017)	220- SUBC	200.00		74,187.16	31709210
11/1/2017	Judgement Receivable (11/2017)	220- SUBC	3,505.99		77,693.15	3170921
11/2/2017	Chk# 001111 :CHECKscan Payment			22,035.18	55,657.97	646993
11/15/2017	1 Replacement Meter	220- SUBC	2,142.86		57,800.83	31734510
11/28/2017	Chk#:ACHWEB Online Payment Reversed by ctrl#6510795			12,000.00	45,800.83	6488636
11/29/2017	Chk#:ACHWEB Online Payment Reversed by ctrl#6510793			9,890.00	35,910.83	648947
11/29/2017	Chk#:ACHWEB Online Payment			9,890.00	26,020.83	648947
12/1/2017	Electric sub-meter 10/12/17-11/09/17	220- SUBC	192.96		26,213.79	3173779!
12/1/2017	Commercial Rent (12/2017)	220- SUBC	18,237.63		44,451.42	31736028
12/1/2017	Commercial Sprinkler and Water (12/2017)	220- SUBC	200.00		44,651.42	31738025
12/1/2017	Judgement Receivable (12/2017)	220- SUBC	3,505.99		48,157.41	31738030
12/1/2017	Late fees as of December 2017	220- SUBC	24,572.00		72,729.41	
12/7/2017	Chk#: ACHWEB Online Payment		Anne de la company	13,000.00	59,729.41	550423]
12/15/2017	Returned check charge	220- SUBC	25.00		59,754.41	31761541
12/15/2017	Chk#: ACHWEB NSF receipt Ctrl# 6489474			(9,890.00)	69,644.41	6510793
12/15/2017	Chk#: ACHWEB NSF receipt Ctrl# 6488636			(12,000.00)	81,644.41	6510795
12/20/2017	Chk#:ACHWEB Online Payment			22,036.00	59,608.41	6513384
12/29/2017	Chk#: ACHWEB Online Payment			24,047.10	35,561.31	6516257
12/31/2017	December 2017 Late fees.	220- SUBC	1,900.00		37,461.31	31764936
1/1/2018	Electric sub-meter 11/9/17-12/13/17	220- SUBC	298.69		37,760.00	31764387
1/1/2018	Commercial Rent (01/2018)	220- SUBC	18,237.63		55,997.63	31764884

Ledger

Page 3 of 4

1/1/2018	Commercial Sprinkler and Water (01/2018)	220- SUBC	200.00	56,197.63	31764885
1/1/2018	Judgement Receivable (01/2018)	220- SUBC	3,505.99	59,703.62	31764886
1/29/2018	late fees	220- SUBC	1,892.00	61,595.62	31794549
2/1/2018	Electric sub-meter 12/13/18-1/12/18	220- SUBC	240,65	61,836.27	31791326
2/1/2018	Commercial Rent (02/2018)	220- SUBC	18,237.63	80,073.90	31794675
2/1/2018	Commercial Sprinkler and Water (02/2018)	220- SUBC	200.00	80,273.90	31794676
2/1/2018	Judgement Receivable (02/2018)	220- SUBC	3,505.99	83,779.89	31794677
2/27/2018	late fees	220- SUBC	1,390.00	85,169.89	31822813
2/27/2018	Charge for April 2017 monies owed with respect to the release of the lien on the building.	220- SUBC	1,800.00	86,969.89	31822825
2/27/2018	Reverse write off on 10/18/17,	220- SUBC	86,461.00	173,430.89	31822826
2/27/2018	Write-off the correct amount on 7/25/17	220- SUBC	(76,538.00)	96,892.89	31822827
2/27/2018	8/1/17 Rent concession	220- SUBC	(17,706.00)	79,186.89	31822828
2/27/2018	Credit incorrect amount of late fee in 12/1/17,	220- SUBC	(24,572.00)	54,614.89	31822829
2/27/2018	Credit incorrect amount of late fee in 12/31/17	220~ SUBC	(1,900.00)	52,714.89	31822830
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220- SUBC	(1,832.00)	50,882.89	31822831
2/27/2018	Late fee as of 12/1/17	220- SUBC	13,231.00	64,113.89	31822837
2/27/2018	Late fee as of 12/31/17	220- SUBC	781.00	64,894.89	<u>31822833</u>
2/27/2018	Late fees as of 1/29/18	220- SUBC	685.00	65,579.89	31822834
2/27/2018	Reverse - Credit incorrect amount of late fee in 1/29/18.	220- SUBC	1,832.00	67,411.89	31824032
2/27/2018	Credit incorrect amount of late fee in 1/29/18.	220- SUBC	(1,892.00)	65,519.89	31824033
2/28/2018	9/1/17 Rent concession	220- SUBC	(17,706.00)	47,813.89	31822907
3/1/2018	Electric Sub-meter 1/12/18-2/13/18	220- SUBC	295.98	48,109.87	31819677
3/1/2018	Commercial Rent (03/2018)	220- SUBC	18,237.63	66,347.50	31822686
3/1/2018	Commercial Sprinkler and Water (03/2018)	220- SUBC	200.00	66,547.50	31822887
3/1/2018	Judgement Receivable (03/2018)	220- SUBC	3,505.99	70,053.49	31822888
3/20/2018	Electric Sub-meter 2/13/18-3/15/2018	220- SUBC	139.93	70,193.42	<u>31847922</u>
3/29/2018	late fees	220- SUBC	2,241.00	72,434.42	31851231
4/1/2018	Commercial Rent (04/2018)	220- SUBC	18,237.63	90,672.05	31851787

19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords termination notice Pg 23 of 108

Ledger

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4/1/2018	Commercial Sprinkler and Water (04/2018)	220- SUBC	200.00	90,872.05 3185128
4/1/2018	Judgement Receivable (04/2018)	220- SUBC	3,505.99	94,378.04 3185128
4/25/2018	Electric Sub Meter 3/15/2018-4/13/2018	220- SUBC	67.09	94,445.13 3187906
4/27/2018	Late fees.	220- SUBC	3,013.00	97,458.13 3187937
5/1/2018	Commercial Rent (05/2018)	220- SUBC	18,237.63	115,695.76 3189840
5/1/2018	Commercial Sprinkler and Water (05/2018)	220- SUBC	200.00	115,895.76 3189840
5/1/2018	Judgement Receivable (05/2018)	220- SUBC	3,505.99	119,401.75 3189840
5/9/2018	Security Deposit Drawdown	220- SUBC	(65,000.00)	54,401.75 3190142

Exhibit "C"

AMENDED NOTICE OF INTENT

TO:

Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant").

PREMISES

All rooms/areas of a portion of the ground floor, mezzanine, and lower level, as shown hatched on the floor plans annexed hereto as Exhibit 1 and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE:

dated December 19, 2014, by and between Landlord's predecessorin- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification

Agreement, dated June 30, 2017.

DATE OF THIS NOTICE: March 8, 2018

PLEASE TAKE NOTICE, you are justly indebted to the Landlord of the Premises in the total sum of \$70,053.00, as set forth in the ledger annexed hereto as Exhibit 2 and incorporated by reference as if fully set forth in length, which sum you are required to pay on or before March 19, 2018, that being at least five (5) days after the date of service of this Notice upon you. That, in accordance with Sections 17 and 31 of the referenced Lease, if you fail to pay the aforementioned rental arrears on or before March 19, 2018, the Landlord shall be entitled to: (i) apply and retain the whole or part of the Security Deposit to the extend required for the payment of the aforementioned rental arrears; and (ii) you shall be required to deposit with Landlord the amount so applied or retained so that Landlord shall have the full Security Deposit on hand at all times during the Term pursuant to Section 31 of the referenced Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Sections 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kosso V. PLLC

Attorneys for Landlord By: Joseph Goldsmith, Esq. 217 Broadway, Suite 401 New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord]

Matthew Lembo

Title: Vice President and Authorized

Signatory

Exhibit "1"

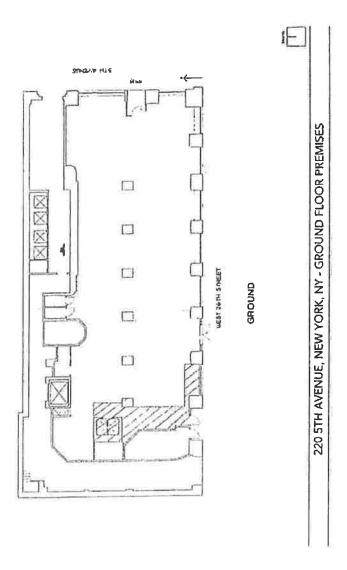
12/19/2014

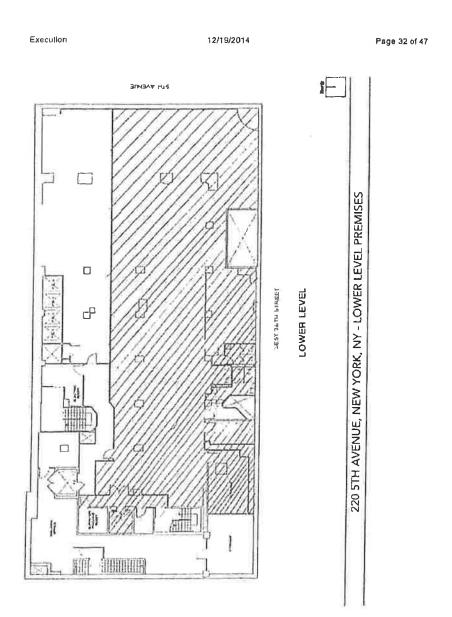
Page 31 of 47

Exhibit "A"

The Demised Premises

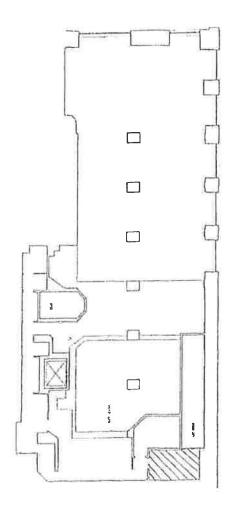
Not to scale; all dimensions approximate; subject to actual conditions.





12/19/2014

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MEZZANINE

Exhibit "2"

220 5th Avenue Scorpion Club Ventures, LLC Ledger

Last Updated; 03/07/18
CONFIDENTIAL: FOR STELLAR MANAGEMENT INTERNAL USE ONLY

Charge Type	Total Charges
Base Rent	\$142,834
Rolmbursements	9,227
Submetering Charges	2,486
Olhor Chargos	109,966
Late Foos	16,057
Total Charges	1250,699
Loas Peyments	(\$210,545)
Not Due	\$70,053

220 5th Avenue Scorpion Club Ventures, LLC Ledger

Last Updated; 03/07/16
CONFIDENTIAL: FOR STELLAR MANAGEMENT INTERNAL USE ONLY

1/12/2017 11/2017 12/2		Тура		arges / Payme	
DAMIN 2017 Communicial Rent (1976 Comm			Charge	Payment	Halance
Monte March Marc		Basa Rort	510,320	1	510,000
### ### ### ### ### ### ### ### ### ##		Othor Charges Base Rent	4,197 17,706	1	22,517 40,723
HO1/2017 Specified by Quick from 101/2017 Spir/2018 Charles Sub-motin 2017 Commercial Rent (IDS Spir/2018 Charles Sub-motin 2017 Commercial Spir/2018 Commercial Spir/2018 Commercial Spir/2017 Commercial Spir/2018 Charles Spir/2018 Charles Spir/2018 Charles Spir/2018 Charles Spir/2018 Commercial Spir/2018 Commercial Spir/2018 Commercial Spir/2018 Charles Spir/2018 Charles Spir/2018 Commercial Spir/2018 Commercial Spir/2018 Commercial Spir/2018 Charles Spir/2018 Charles Spir/2018 Commercial Spir/2018 Comme		Other Charges	200	- 1	40,423
Chi-9 Out-Alime Pro Sp01/2017 Commercial Read (OS) Commercial Spirales Commerc		Other Charges	1520,000	1	140,423
Solizon Security State Solizon		Payment		100,000	40,473
Spinster Chams 15M		Sutamerating Charges	221	1	49 651
Commercial Flore Commercial	2017)	Base Roal	17,706	1	56,007
SpinNet Charge (DAZ Electic Sub-motor 41	(017)	Gives Chargos	17,700		50.551
Electric Sub-motor of Profit		Epus Rerd	17,700	0	76,264
Total Tota		Other Charges Submolating Charges	200		76.619
Total 2017 Commercial Resistory Total 2017 Commercial Spinsker Charles Total 2017		Submittering Charges	155		76,663
Commercial Sp. May Charles C		Basa Rora	17,708	i	94,569
2007/2017 Che 16711 Inst. Che 16711 Inst. Che Inst.		Other Charges	200		94.789
## ## ## ## ## ## ## ## ## ## ## ## ##	HLCKscan Payment	Payment		19,538	15.232
## ## ## ## ## ## ## ## ## ## ## ## ##	o period 07/17-06/16	Hembasements	5,727		84,419
### ### ### ### ### ### ### ### ### ##		Submetaling Charges	201	E	84,660
Commercial Foot (02)		Basu Bani	17,706		107,356
Commercial Flority DOTACOT MOTACOT M		Duser Charges	200		102.556
Description Commercial Spreader Description Commercial Spreader Description		Submolering Charges	180		102,747
DOTZ017 Commercial Rent (102 Commercial Rent (103 Commercial Rent (104 Commercial Rent (104 Commercial Sprinkler : Dulgment Receiveble (104 Commercial Rent (104 Commer		Sase Ron! Other Charges	17,706		120,430
Display Commercial Rent (192: Open trick)	Martings (1)	Sittmore in Charges	165		125.016
DOT DOT		anan Rent	7,999	10	129.815
### MO11/2017 ### O18/2017 #### O18/2017 #### O18/2017 #### O18/2017 #### O18/2017 #### O18/2017 ####################################		Dase Rent	10,001		35.016
10.18/2017 Contil October 2817 (Bebit Jo Utalization Contil October 2817 (Bebit Jo Utalization Contil Spiral or charge Contil Cont		Other Charges	200		139 010
1017-017 Creat Solvator Characteristics Commercial Rend (117-017-017-017-017-017-017-017-017-017-		9ase Reni	(00,461)		52,555
(1017-01) (1017-		Daso Rent	3,510		55,065
## ## ## ## ## ## ## ## ## ## ## ## ##		Uhw Charges	(600)		55,465
### ### ##############################		Substitutents Clarifies	285		35,750
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Interest		Basa Rent	2 <i>6</i> 0 3,506	1	77,693
## 182017 ## 182017 ## 182017 ## 182017 ## 18202017 ##		Paymon	3,300	22,035	\$4,650
VZB/Z017 Che/ : ACHEVED Onlo VZB/Z017 Commercial Rent (127 VZB/Z017 Jackjenned Receivable VZB/Z017 Che/ : ACHEVED Onlo VZB/Z018 Commercial Rent (012 VZB/Z018 Che/ : Che/ : ACHEVED VZB/Z018 Che/ : Che/ :	CONTENSION.	Other Charges	2,143	, ,,,,,,,	57,801
IMPACOLT	e Payment Reverses by chib&\$10795	Payment	2,110	12,000	45 001
MARCONT	e Payirleni Reversor by clin6514793	Payment		0.850	35,911
Commonicia Romi (1975)	e Payment	Promint	****	3,895	70,071
2017/2017 Commercia Spinkler of Julygourn Reconvalle Lota face as of December 1917/2017 Child Ackington Reconvalle Lota face as of December 1917/2017 Child Ackinski charge Child Child Commercial Renal (1972) Child Child Child Child Child	1247-1459-17	Notenrianog Charges	193	1	26,214
### Active Process of Parking Pr		Bane Boot	10,200	- 1	451
1691/2017		Olhor Charges	500		41,651
207/2017 Ch-B ACUNEB Orlen Reluma Check sharpe Che ACUNEB NEW Proposition Che ACUNEB NEW Proposition Che ACUNEB NEW Proposition Che ACUNEB NEW Commercial Rend (DIVIDIA Commercial Rend (DIVI		Dase Rent Lato Feas	3,500	1	28, 57 72,729
### ### ##############################		Payment	24,572	15,000	99,709
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1.750/html		Base Rent	3,666	1	46,198
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27/2016 Unin fees as of 929/16		Late Fees	6.95	1	£5.520
202018 Diff\$7 Had colours on		Dain Rent	217,7061		17.614
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01/2010 Julgeman Receivable	(03/2018)	Buse Best	3.503	1	31.600.4

AFFIDAVIT OF SERVICE

STATE OF NEW YORK }

Solution of New York '}

I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On March 8, 2018, I served the within AMENDED NOTICE OF INTENT upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF139728781US, EF139728778US, EF139728764US, EF139728821US, EF139728818US, EF139728804US, EF139728795US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Tara George

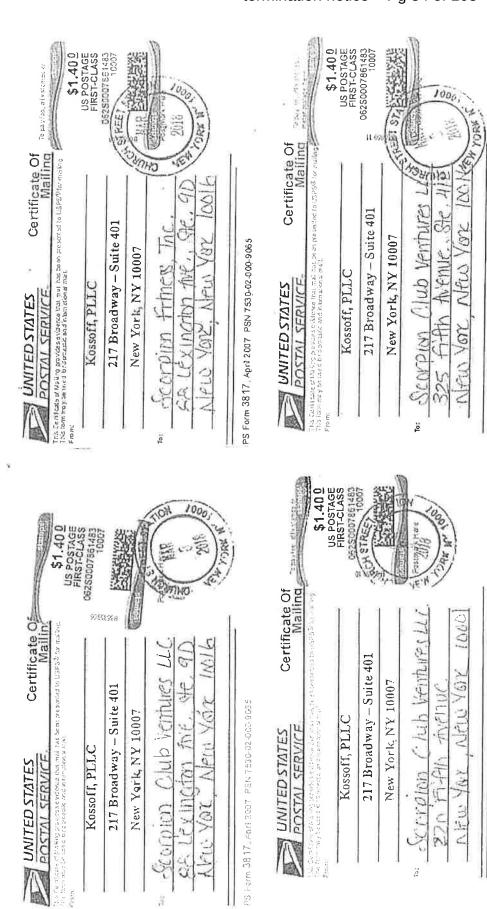
Sworn to before me this day of March, 2018

Notary Public

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PS Form 3817, April 2007 PSN 7530-02-000-9065

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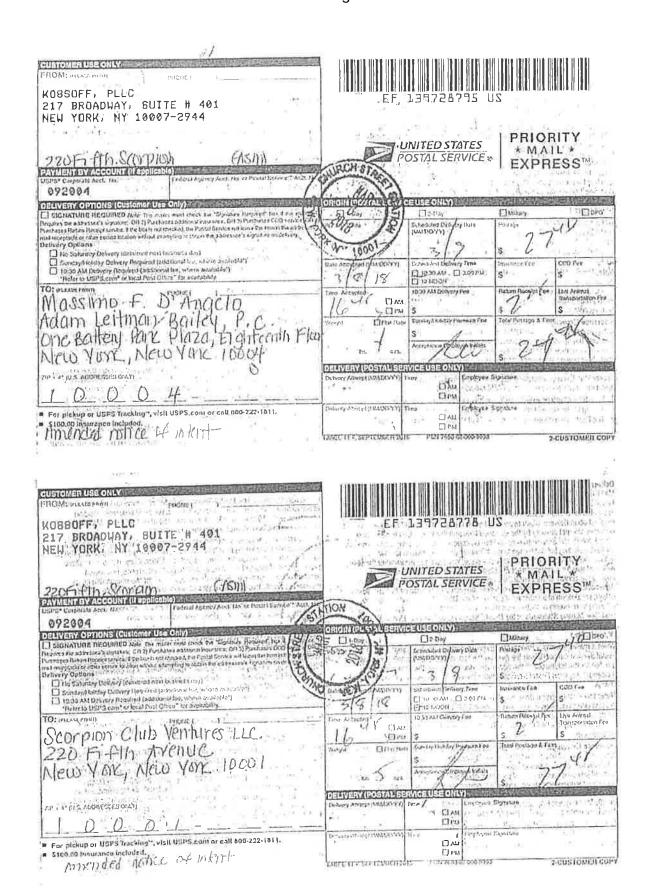




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Dina PULICH OSCOPINA

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Amended Notice of Intent

AFFIDAVIT OF SERVICE

STATE OF NEW YORK }
COUNTY OF NEW YORK }

I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On May 10, 2018, I served the within *NOTICE AND DEMAND TO REPLENISH AND PAY* upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF167483824US, EF167483775US, EF167483807US, EF167483798US, EF167483577US, EF167483550US, EF167483563US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Thurch Street Station Branch, within the City, County and State of New York.

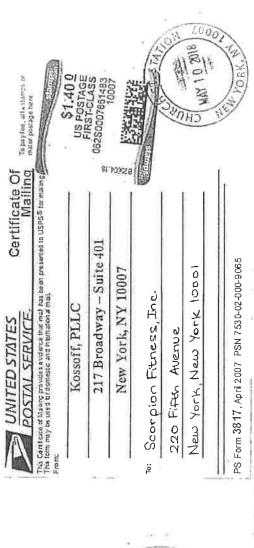
Fara George

Sworn to before me this day of May, 2018

Notary Public

Commission Expires April 19, 20

termination notice Pg 42 of 108



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Kossoff, PLLC

New York, NY 10007

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New York, New York 10001

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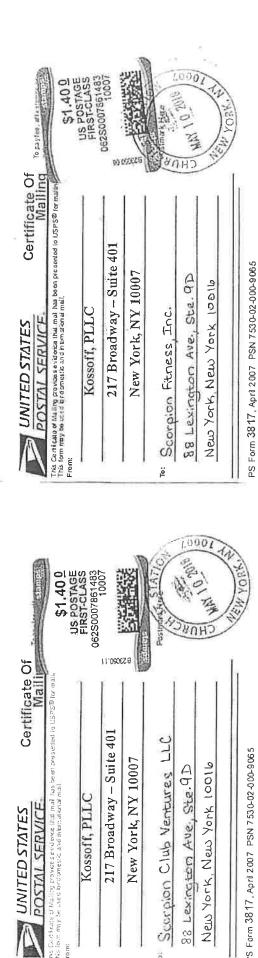
Scorpion Club Ventures LLC

325 Fifth Avenue, Ste. 41E

New York, New York 10016

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19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords termination notice Pg 44 of 108

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NEW YORK, NY 10007-2944	UNITED STATES PRIORITY * MAIL * POSTAL SERVICE*					
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Notice and Demand to Replenish and Pay

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S.s.
COUNTY OF NEW YORK }

I, Tara George being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On May 29, 2018, I served the within NOTICE OF DEFAULT upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

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Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

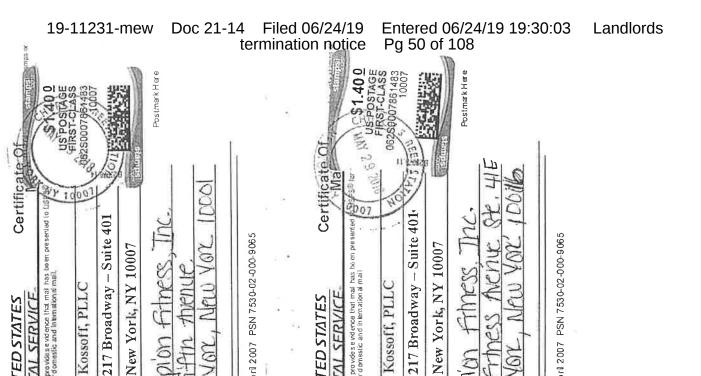
by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF167483679US, EF16748365US, EF167483648US, EF167483722US, EF167483719US, EF167483651US, EF167483705US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Tara George

Sworn to before me this day of May, 2018

Notary Public

JOSEPH SHALOM GOLDSMITH Notary Public, State of New York No. 02GOS108848 Qualified in Queens County Commission Expires April 18, 20 22





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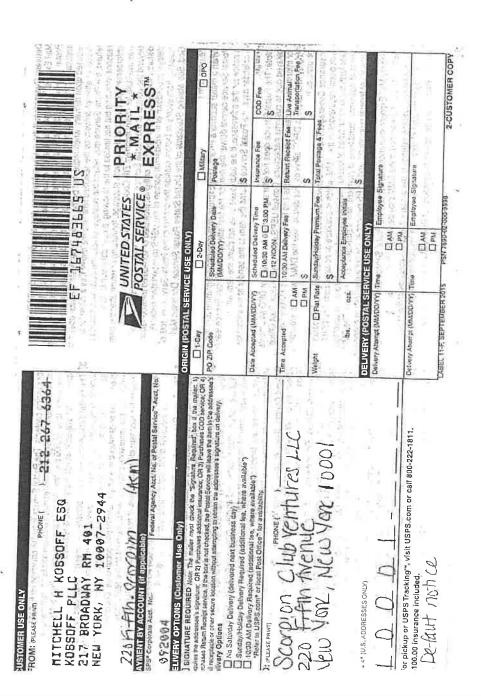
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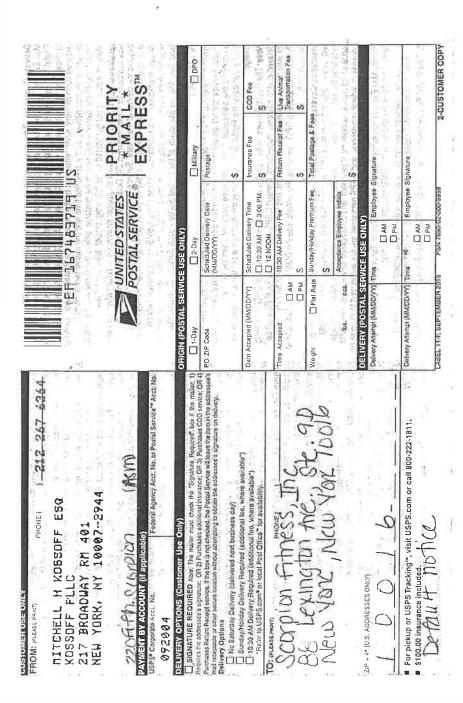
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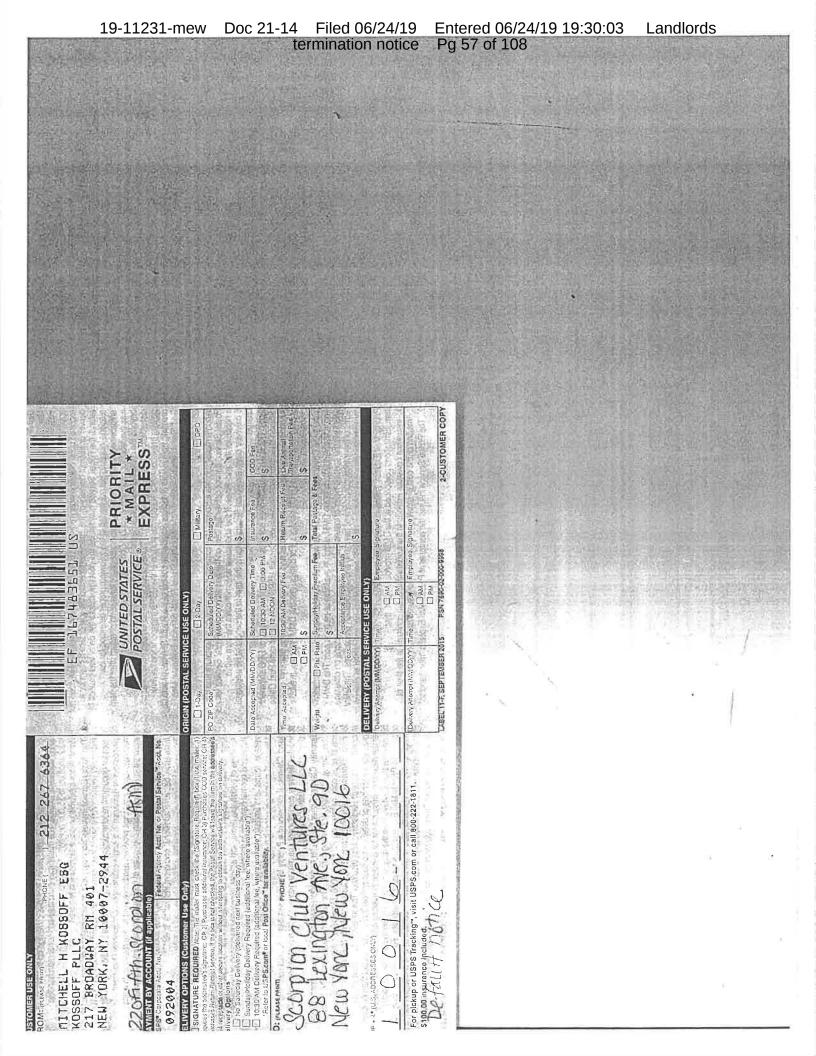




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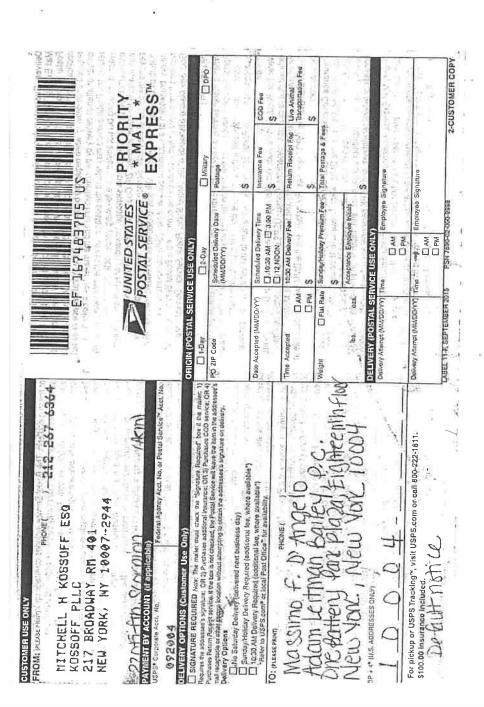


Exhibit "C"

SUPPLEMENTAL NOTICE OF DEFAULT

TO: Scorpion Fitness Inc. and Scorpion Club Ventures, LLC ("Tenant")

and John Shams ("Guarantor").

PREMISES: All rooms/areas of a portion of the ground floor, mezzanine, and

lower level, as shown hatched on the floor plans annexed hereto as **Exhibit 1** and incorporated by reference as if fully set forth in length, in the building known as and located at 220 Fifth Avenue,

New York, New York 10001.

LEASE: dated December 19, 2014, by and between Landlord's predecessor-

in- interest, Dino & Sons Realty Corp., as landlord, and Tenant, as tenant. Said Lease being modified by a First Lease Modification

Agreement, dated June 30, 2017.

GUARANTY: dated December 22, 2014, by Guarantor, as guarantor.

DATE OF THIS NOTICE: October 26, 2018.

PLEASE TAKE NOTICE that Tenant is in default of Articles 3, 13, 17, 47(a), 47(b), 47(c), 47(d), 47(f), 53, 58, and 69 of the Lease and Article 4 of the First Lease Modification Agreement, which provisions deal in pertinent part with Tenant's obligations: (a) to, on or before December 31, 2017, complete all of Tenant's Work in full compliance with law, and violation and lien free and fully open for business to the public within the Premises as a fully operable physical fitness center with reasonable, regular daily hours of operation; (b) to comply with all laws, rules, orders, ordinances, and regulations at any time issued or in force of the Federal, State and Local Governments, and of each and every department, bureau and official thereof; (c) to provide the Landlord access to the Premises to examine and inspect the Premises and Tenant's Work; (d) to, prior to undertaking any alterations, obtain all permits, approvals and certificates and deliver the same to Landlord; (e) to obtain prior written approval from Landlord of all alterations, of contractors retained by Tenant, and of all contractors undertaking work in the Premises on Tenant's behalf; (f) to hire contractors that will not interfere or cause conflict with other contractors or laborers at the building; (g) to use contractors that maintain the required insurance and furnish evidence of said insurance for all contractors to the Landlord; (h) to undertake alterations in compliance with plans approved by Landlord and by contractors approved by Landlord; and (i) what actions on Tenant's part are deemed defaults under the Lease.

PLEASE TAKE FURTHER NOTICE, more specifically, Tenant has violated and continue to violate the aforementioned provisions of the Lease by:

(i) failing, on or prior to December 31, 2017, to fully complete all of Tenant's Work and all other alterations necessary or desirable for the conduct of Tenant's business within the Premises (with all work performed in accordance with the Lease, in full compliance with law, and violation and lien free), in all events in full compliance with the terms and provisions of the Lease and fully open for business to the public within the demised premises as a fully operable physical fitness center with reasonable, regular daily hours of operation;

- (ii) failing to have work and/or construction undertaken in the Premises in a good and workmanlike manner, by using contractors or laborers which have interfered or caused conflict with other contractors or laborers at the building, and by failing to maintain in effect permits for work and/or construction undertaken in the Premises. A copy of the list of permits for Job No: 122665188 showing all the permits are expired is annexed hereto as **Exhibit A** and incorporated by reference as if fully set forth in length;
- (iii) failing to furnish evidence of the requisite insurance for all contractors or laborers employed by Tenant in the Premises;
- (iv) having work and/or construction undertaken in the Premises in violation of New York City Construction Codes resulting in the issuance of two (2) Stop Work Orders, on September 25, 2018 and October 15, 2018, and the issuance of DOB Violation Nos. 092518C0502EH and 101118CSPOBA03, a copy of which is annexed hereto as **Exhibit B** and incorporated by reference as if fully set forth in length;
- (v) continuing to have work and/or construction undertaken in the Premises in violation of the Stop Work Orders, without the prior written permission of the Landlord, without contractors submitted to the Landlord for approval, without permits from the NYC Department of Buildings, and without presenting proof that the contractors maintain the required insurance. Landlord has been advised of the same by four (4) contractors claiming to have done so at Tenant's behest. Letters and/or contracts signed by Tenant and received by Landlord from three (3) contractors unknown to Landlord who state they have undertaken work in the Premises at Tenant's direction in violation of the Stop Work Orders, without permits from the NYC Department of Buildings, and without presenting proof of insurance are collectively annexed hereto as Exhibit C and incorporated by reference as if fully set forth in length;
- (vi) removing the fire stair landing door without the permission or consent of Landlord, in violation of the plans approved by the NYC Department of Buildings, without proper permits, and in violation with law, a photograph of which is annexed hereto as **Exhibit D** and incorporated by reference as if fully set forth in length;
- (vii) removing the wall and fire proof self-closing doors on the plans approved by the NYC Department of Buildings, as shown on the plans annexed hereto as **Exhibit E** and incorporated by reference as if fully set forth in length, without approval from the Landlord or the NYC Department of Buildings and without permits from the NYC Department of Buildings and which has a material and adverse effect on the building, its systems and/or facilities; and
- (vii) installing a two by four piece of wood to block access to the Premises and the emergency egress into and out of the Premises resulting in the issuance on 08/29/2018 of ECB Violation Nos. 35355136J and 35355135H, a copy of which is annexed hereto as **Exhibit F** and incorporated by reference as if fully set forth in length.

PLEASE TAKE FURTHER NOTICE that, in accordance with Articles 17 and 31 of the Lease, you are hereby required cure such defaults on or before November 15, 2018, that being more than

fifteen (15) days after service of this Notice upon you, and, upon Tenant's failure to so cure, the Landlord will elect to terminate Tenant's tenancy in accordance with Article 17 of the Lease.

PLEASE TAKE FURTHER NOTICE, this Notice is served upon you pursuant to Articles 17, 27, and 31 of the Lease and other applicable provisions of law and/or statutes.

PLEASE TAKE FURTHER NOTICE, that this Notice will not serve to vitiate a certain Notice of Default, dated May 29, 2018, and served upon you, is being served upon you without prejudice to a certain Notice of Default, dated May 29, 2018, and is merely being served as a supplement of additional defaults and breaches that must be cured and which act as a separate and independent notice and basis for Tenant's ouster from the Premises in not cured in accordance with this Notice and in the event the Landlord fails to secure Tenant's ouster from the Premises pursuant to the aforementioned Notice of Default, dated May 29, 2018.

PLEASE TAKE FURTHER NOTICE, pursuant to Sections 19, 31, and 51(B) of the Lease, you are responsible for any and all legal expenses and attorneys' fees incurred by the Landlord.

PLEASE TAKE FURTHER NOTICE, that any response to this Notice must be sent and directed to the below-named attorneys for the Landlord.

Kossoff, PLLC

Attorneys for Landlord

By: Joseph Goldsmith, Esq.

217 Broadway, Suite 401

New York, New York 10007

Tel.: (212) 267-6364

Email: jgoldsmith@kaulaw.com

220 FIFTH REALTY LLC

[Landlord

By: Pawan Melgiri

Title: Senior Vice President & Authorized

Signatory

Exhibit "1"

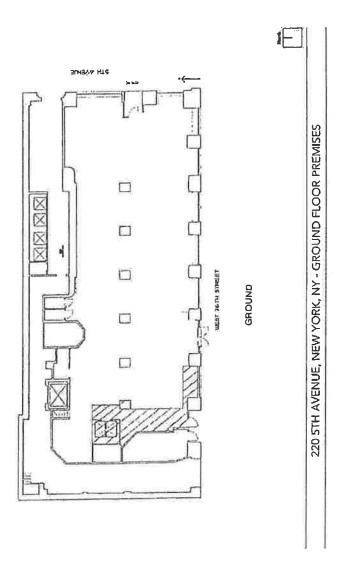
Execution

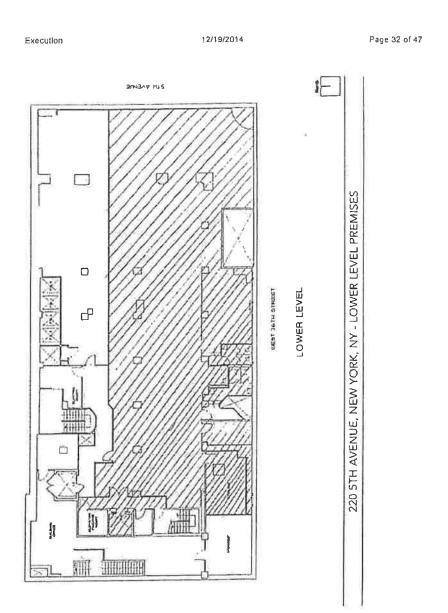
12/19/2014

Page 31 of 47

The Demised Premises

Not to scale: all dimensions approximate; subject to actual conditions.

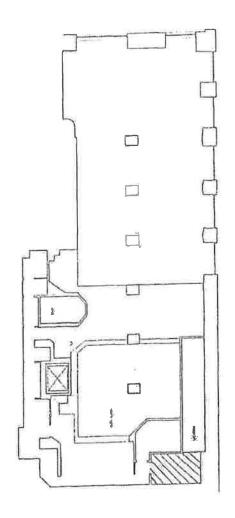




Execution

12/19/2014

Page 33 of 47



MEZZANINE

Exhibit "A"

10/19/2018

Issued and Possible Permits





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NYC Department of Buildings Issued and Possible Permits

Premises: 218 5 AVENUE MANI- BIN: 1015650 Block: \$28 Lot	HATTAN :: 35				Job Type: A2	Job No: 122665188 - ALTERATION TYPE 2
		PE	RMIT INFORMATION	Ü		
NUMBER-DOC-TYPE	HISTORY	SEQ NO	FIRST ISSUE DATE	LAST ISSUE DATE	STATUS	APPLENT
122665188-01-EW OT	<u>History</u>	03	08/16/2016	10/16/2017	ISSUED	BRYANT
122665188-02-EW MH	<u>History</u>	03	08/16/2016	02/15/2018	ISSUED	ALLICK
122665188-02-PL	<u>History</u>	02	08/23/2016	10/16/2017	ISSUED	ANAGNOSTO
122665188-03-EW OT	<u>History</u>	03	08/16/2016	10/16/2017	ISSUED	BRYANT

10/26/2018

Permit History





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NYC Department of Buildings Permit History

Premises: 218 5 AVENUE BIN: 1015650 Block: 828		AN			Joh	Job No: <u>122665188</u> Type: A2 - ALTERATION TYPE 2
		and the second	PERMIT	INFORMATION		
PERMIT NUMBER	SUB TYPE	SEQ NO	ISSUE DATE	EXPIRATION DATE	STATUS	APPLICANT
122665188-03-EW	OT	01	08/16/2016	07/28/2017	T - ISSUED	PAUL GAMBINO
122665188-03-EW 122665188-03-EW	OT OT	02 03	05/18/2017 10/16/2017	05/01/2018 05/24/2018	T - ISSUED T - ISSUED	JOSEPH ANTHONY PETER BRYANT

10/26/2018

Permit History





NYC Department of Buildings Permit History

Premises: 218 5 AVENUE	MANHAT	TAN				Job No: 122665188
BIN: 1015650 Block: 82	8 Lot: 35					Job Type: A2 - ALTERATION TYPE 2
Walston Many Syllonia			PERM	IT INFORMATION		
PERMIT NUMBER	SUB TYPE	SEQ NO	ISSUE DATE	EXPIRATION DATE	STATUS	APPLICANT
122665188-02-PL		01	08/23/2016	08/23/2017	T - ISSUED	MARC BRESLAW
122665188-02-PL		02	10/16/2017	10/16/2018	T - ISSUED	JAMES ANAGNOSTOS

10/26/2018

Permit History





CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings Permit History

Premises: 218 5 AVENUE BIN: 1015650 Block: 828		Job	Job No: <u>122565188</u> Type: A2 - ALTERATION TYPE 2			
			PERMIT	INFORMATION	with the suggest	
PERMIT NUMBER	SUB TYPE	SEQ NO	ISSUE DATE	EXPIRATION DATE	STATUS	APPLICANT
122665188-01-EW	ОТ	01	08/16/2016	07/28/2017	T - ISSUED	PAUL GAMBINO
122665188-01-EW	OT	02	05/16/2017	05/01/2018	T - ISSUED	JOSEPH ANTHONY
122665188-01-EW	OT	03	10/16/2017	05/24/2018	T - ISSUED	PETER BRYANT

19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords termination notice Pg 72 of 108

Exhibit "B"

10/26/2018

Overview for Complaint #:1492389 = RESOLVED





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NYC Department of Buildings

Overview for Complaint #:1492389 = RESOLVED

Complaint at: 220 5 AVENUE

BIN: 1015650

Borough: MANHATTAN

ZIP: 10001

Re: SAFETY COMPLIANCE INSPECTION

Category Code:

1Z ENFORCEMENT WORK ORDER (DOB)

ENFORCEMENT WORK ORDER: INTRA-AGENCY REFERRAL

Assigned To:

EXECUTIVE INSPECTIONS

Priority: D

Received:

10/11/2018

Block: 828

Lot: 35

Community Board: 105

Owner:

DINO SON REALTY CORP

Last Inspection: 10/11/2018 - - BY BADGE # 2727

Disposition: 10/15/2018 - L1 - PARTIAL STOP WORK ORDER

DOB Violation #: 101118CSPOBA03 ECB Violation #: 35361767R

Comments: ACTIVE WOTRK@GROUND FL GYM WITH INTERIOR STAIR CASE MISSING ALL

HAND/GUARD RAILS

Complaint Disposition History

#	Disposition	Disposition	Inspection	Date
1211	Date Code	Disposition	By	

If you have any questions please review these <u>Frequently Asked Questions</u>, the <u>Glossary</u>, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

10/26/2018

Overview for Complaint #:1490546 = RESOLVED





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NYC Department of Buildings

Overview for Complaint #:1490546 = RESOLVED

Complaint at: 220 FIFTH AVENUE

BIN: 1015650

Borough: MANHATTAN ZIP: 10001

Re: BOROUGH COMMISSIONER HAS ISSUE STOP WORK ORDER FOR PERMIT #122662188 DUE TO CONTRACTOR WITHDRAWAL

Category Code:

CONSTRUCTION ENFORCEMENT WORK ORDER (DOB) 1X

ENFORCEMENT WORK ORDER: INTER-AGENCY REFERRAL

Assigned To:

MANHATTAN BOROUGH OFFICE

Priority: D

Received:

09/24/2018

Block: 828

Lot: 35

Community Board: 105

Owner:

XX

Last Inspection: 09/25/2018 - - BY BADGE # 2669

Disposition: 09/25/2018 - L1 - PARTIAL STOP WORK ORDER

DOB Violation #: 092518C0502EH/305844

Comments: STOP WORK ORDER ISSUED TO APPLICATION/PERMITS #122662188, DUE TO

CONTRACTOR WITHDRAWAL

Complaint Disposition History

#	Disposition	Disposition	Inspection	Date
	Date Code	Disposition	By	Date

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

10/19/2018

DOB Violation Display for 092518C0502EH





CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings

DOB Violation Display for 092518C0502EH

Premises: 218 5 AVENUE MANHATTAN

BIN: 1015650 Block: 828 Lot: 35

Issue Date:

09/25/2018

Violation Category: V - DOB VIOLATION - ACTIVE

Violation Type:

C - CONSTRUCTION

Violation Number:

0502EH

Device No.:

ECB No.:

Infraction Codes:

Description:

THE BOROUGH COMMISSIONER HAS ISSUED A STOP WORK ORDER FOR APPLICATION/ PERMITS # 122662188 DUE TO CONTRACTOR WITHDRAWL, STOP ALL WORK, MAKE S ITE SAFE, PROVIDE ALL REQUIRED INFORMATION TO BOROUGH COMMISSIONER'S O

FFICE FORTHWITH

Disposition:

Code:

Date:

Inspector: Comments:

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

Exhibit "C"

September 26, 2018

Landlord 220 Fifth Avenue New York, NY 10000

Re: Fitness Club in cellar work

Dear Sir.

I want to advise you that I have performed carpentry work for John Shams along with a lot of other contractors in the cellar level of your building. I performed carpentry work, removing existing work built by other contractors before me, and modifying and building new work the John wanted changed from the original plan. I built some new framing for walls and ceillings, sheetrock, took existing new ceilings down, built new ceilings with structural supports to the underside of the slab in the reception area, built lighting track coves, installed flooring in the studio, built millwork bases for lockers. John said he would pay in Cash. He gave me a small amount of money at the start, but did not pay any balance of money owed, and he has not allowed me back in to get my tools. He claims the tools have disappeared, but there are others working down there at night and weekends who have said they have seen my tools down there. These other men doing electrical, plumbing, and carpentry on the weekend are also owed money and are going to get attorneys to get paid. He never asked us to get insurance, he just wanted us to hurry and build and not let anyone know we were down there working. I am letting you know I will be getting an attorney or filing a lien to get the money owed to me.

I performed this work from September 10, 2018 through September 24, 2018.

Matthew Breen
144 North 7th Street
Brooklyn, NY 11211
347.221.4043

October 12, 2018

Letter for: Security desk at 220 Fifth Avenue New York, NY 10001

I am Jamal Kazokov. I performed tile work in the cellar at 220 Fifth Avenue from September 30 to October 4, days and nights. I tiled the showers and set the plumbing drains. Mr. John Shams promised to pay me cash. He paid us nothing. I am getting an attorney to collect my money.

Signed:

Jamaladdin Kazokov (347) 962-4211

1245 Avenue H Apt 1P Brooklyn, NY 11235

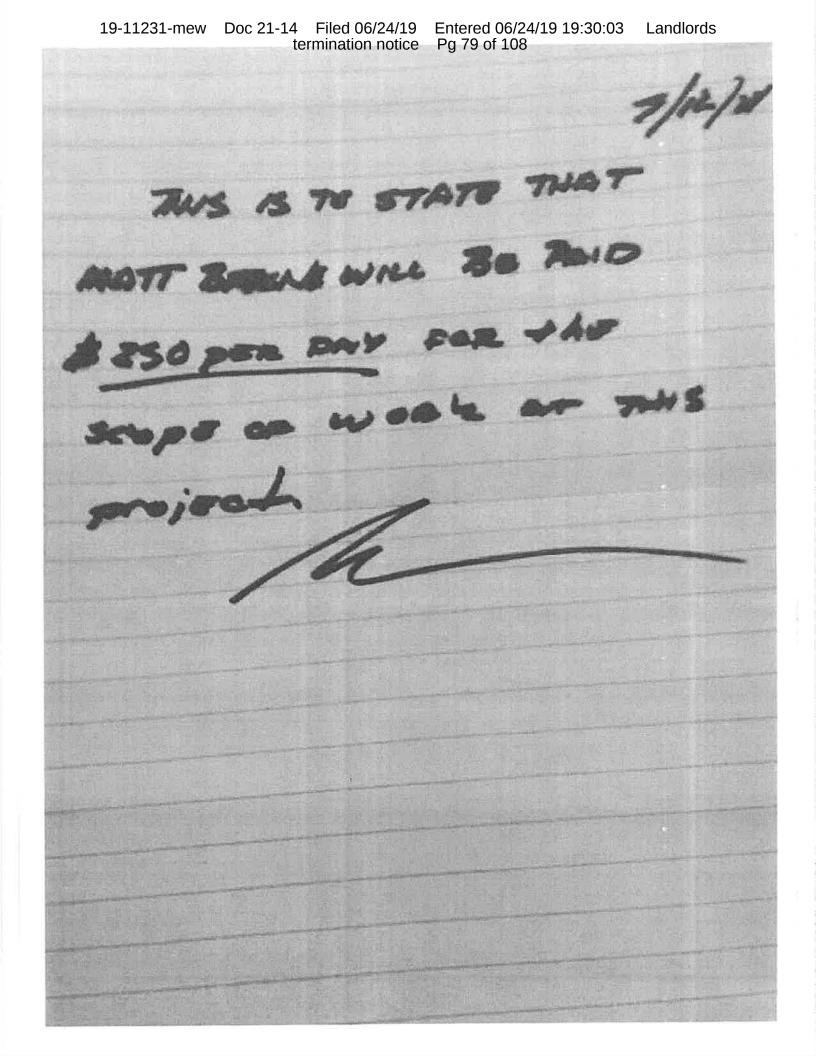


Exhibit "D"

Entered 06/24/19 19:30:03 Landlords Pg 81 of 108 19-11231-mew Doc 21-14 Filed 06/24/19 termination notice

Exhibit "E"

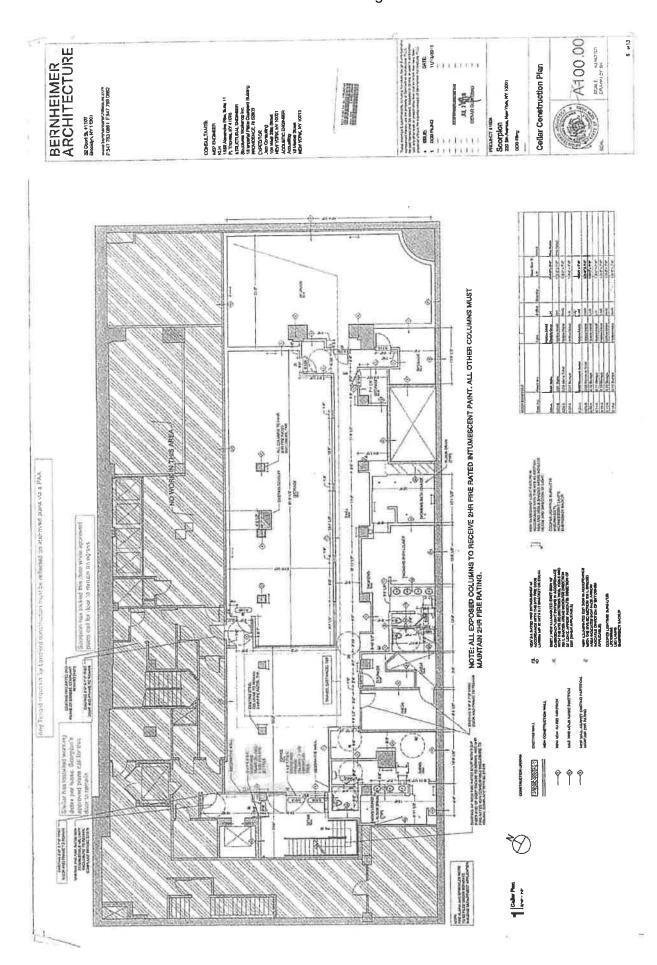


Exhibit "F"

10/19/2018

ECB Violation Details





VIOLATION OPEN

CLICK HERE TO SIGN UP FOR BUILDINGS NEWS

NYC Department of Buildings ECB Violation Details

Premises: 218 5 AVENUE MANHATTAN Filed At: 220 5 AVENUE, MANHATTAN, NY 10001

BIN: 1015650 Block: 828 Lot: 35 Community Board: 105

ECB Violation Summary

ECB Violation Number: 35355136J

Severity: CLASS - 1 Certification Status: NO COMPLIANCE RECORDED

Penalty Balance Due: \$0.00 Hearing Status: PENDING

Respondent Information

Name: IDDC LLC GIC #617506

Mailing Address: 420 E 79 ST SUITE 2A, NEW YORK, NY 10075

Violation Details

Violation Date: 08/29/2018 Violation Type: CONSTRUCTION

Served Date: 08/29/2018 Inspection Unit: EMERGENCY RESPONSE TEAM (ERT)

Infraction Codes Section of Law Standard Description

109 BC 3301.2,27-1009(A) FAIL TO SAFEGUARD PERS/PROPERTY AFFECTED BY CONSTRUCTION OP

Specific Violation Condition(s) and Remedy:

FAILURE TO SAFEGUARD ALL PERSONS AND PROEPRTY AFFECTED BY

CONSTRUCTIONOPERATION, NOTED: PREMISES 20 STORY COMMERCIAL BUILDING A GYM CONSTRUCTION IN

PROGRESS UNDER PERMIT #122665188 AT 1ST FLOOR AND BASEMENT LEVEL

Issuing Inspector ID: 2748 DOB Violation Number: 10182018CERMA02

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status: NO COMPLIANCE RECORDED Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations. A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date/Time: 10/18/2018 8:30 Hearing Status: PENDING

ECB Penalty Information

Penalty Imposed: \$0.00

Adjustments: \$0.00 Amount Paid: \$0.00

Penalty Balance Due: \$0.00

If you have any questions please review these <u>Frequently Asked Questions</u>, the <u>Glossary</u>, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City.

10/19/2018

ECB Violation Details





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NYC Department of Buildings **ECB Violation Details**

Premises: 218 5 AVENUE MANHATTAN

Filed At: 220 5 AVENUE, MANHATTAN, NY 10001

BIN: 1015650 Block: 828 Lot: 35

Community Board: 105 VIOLATION OPEN

ECB Violation Summary

ECB Violation Number: 35355135H

Severity: CLASS - 1

Certification Status: NO COMPLIANCE RECORDED

Hearing Status: PENDING

Respondent Information

Penalty Balance Due: \$0.00

Name:

DINO SON REALTY CORP

Mailing Address:

156 WILLIAMS AT 10TH FL, NY, NY 10038

Violation Details

Violation Date:

08/29/2018

Violation Type:

CONSTRUCTION

Served Date:

08/29/2018

Inspection Unit:

EMERGENCY RESPONSE TEAM (ERT)

Infraction Codes

Section of Law

Standard Description

127

27-369,BC 1020.2

FAIL TO PROVIDE UNOBSTRUCTED EXIT PASSAGEWAY

Specific Violation Condition(s) and Remedy:

FAILURE TO PROVIDE UNOBSTRUCTED EXIT PASSAGEWAY.NTOED:PREMISES 20 STORY MASONRY COMMERCIAL BUILDING.AT THE TIME OF INSPECTION I OBSERVED EMERGENCY EXIT FROM BELGIAN CAFE KITCHEN TO STREET LEVEL THROUGH UNDER CO

Issuing Inspector ID:

2748

DOB Violation Number: 10182018CCER01

Issued as Aggravated Level: NO

Dept. of Buildings Compliance History and Events

Certification Status:

NO COMPLIANCE RECORDED

Compliance On:

A Certificate of Correction must be submitted to the Administrative Enforcement Unit (AEU) for all violations, A violation that is not dismissed by ECB will continue to remain ACTIVE or "open" on DOB records until acceptable proof is submitted to the AEU, even if you have paid the penalty imposed by ECB.

ECB Hearing Information

Scheduled Hearing Date/Time: 10/18/2018 8:30

Hearing Status:

PENDING

ECB Penalty Information

Penalty Imposed:

\$0.00

Adjustments:

\$0.00

Amount Paid:

\$0.00

Penalty Balance Due:

\$0.00

If you have any questions please review these Frequently Asked Questions, the Glossary, or call the 311 Citizen Service Center by dialing 311 or (212) NEW YORK outside of New York City,

AFFIDAVIT OF SERVICE

STATE OF NEW YORK }
} s.s.
COUNTY OF NEW YORK }

I, Raven Kerr, being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Brooklyn, New York.

On October 26, 2018, I served the within SUPPLEMENTAL NOTICE OF DEFAULT upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

John Shams 220 Fifth Avenue New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

John Shams 325 Fifth Avenue, Ste. 41E New York, New York 10016

John Shams 88 Lexington Ave., Ste. 41E New York, New York 10016

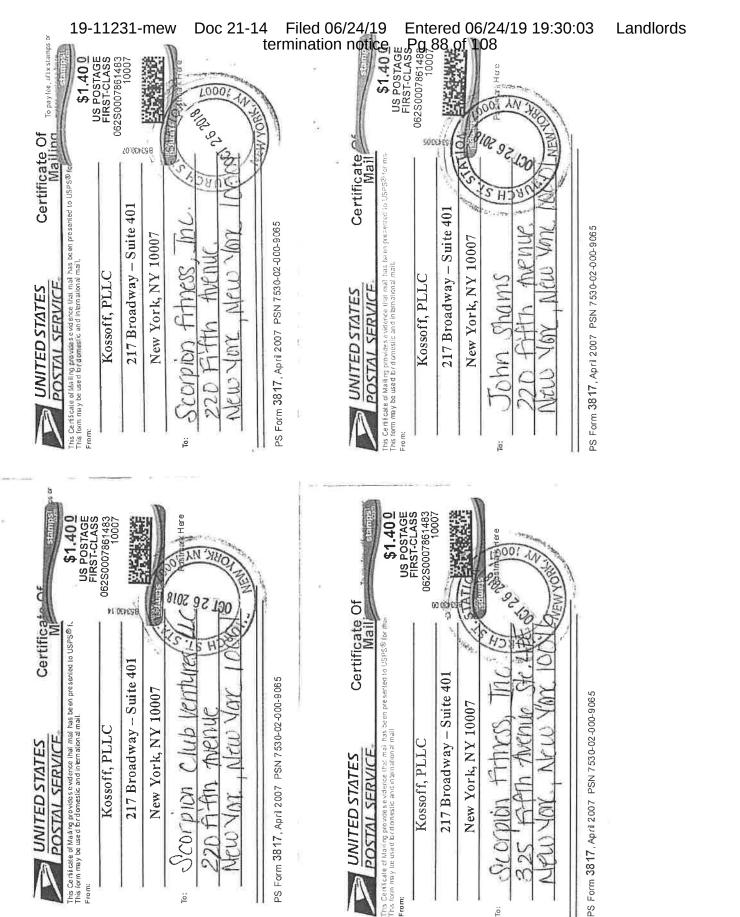
Massimo F. D'Angelo ADAM LEITMAN BAILEY, P.C. One Battery Park Plaza, Eighteenth Floor New York, New York 10004

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF139728075US, EF139728089US, EF139728092US, EF139728101US, EF139728035US, EF139728614US, EF139728605US, EF139728628US, EF139728591US, EF139728588US) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Sworn to before me this day of October, 2018

Notary Public

ANDRENEE BOOTHE
Notary Public, State of New York
No. 01BO6112402
Qualified in Kings County
Commission Expires 07/06/20



Kossoff, PLLC

From:

225

POSTAL SERVICE UNITED STATES

FIREDU

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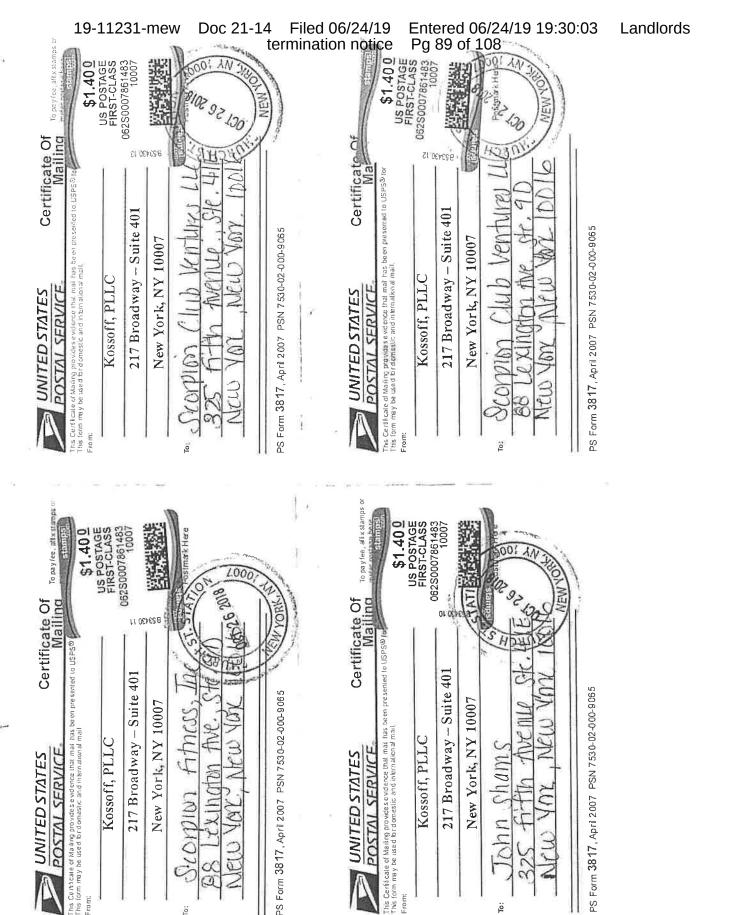
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Kossoff, PLLC

From:

UNITED STATES

POSTAI SERVIC



PS Form 3817, April 2007 PSN 7530-02-000-9065

217 Broadway - Suite 401

Kossoff, PLLC

POSTAI SERVICE

UNITED STATES

New York, NY 10007

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<u>ب</u>

217 Broadway - Suite 401

Kossoff, PLLC

POSTAL SERVICE

UNITED STATES

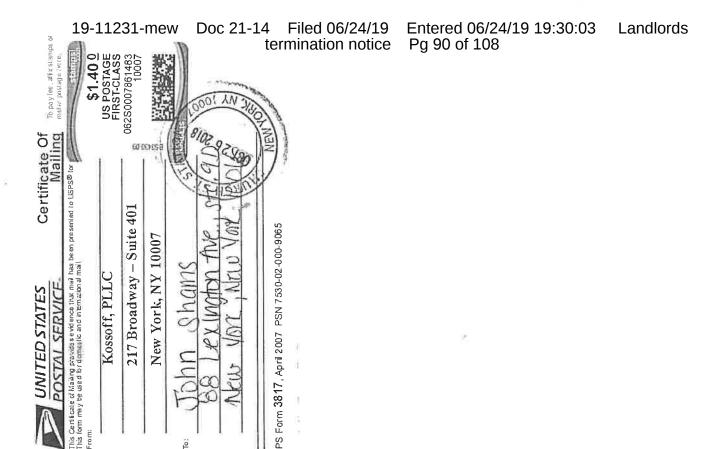
New York, NY 10007

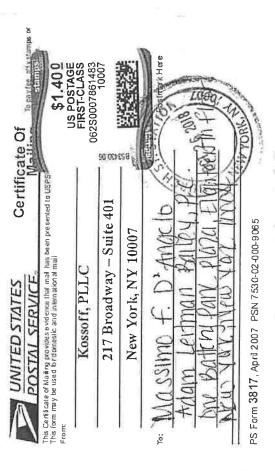
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PS Form 3817, April 2007 PSN 7530-02-000-9065

E





19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords Pa 91 of 108 termination notice CUSTOMER USE ONLY FROM: public point KOSBOFF, PLLC 217 BROADWAY, SUITE # 401 NEW YORK, NY 10007-2944 PRIORITY UNITED STATES Sta Ofifth Scomin POSTAL SERVICE PAYMENT BY ACCOUNT (if applicable) JSPS* Corporate Acct. No 092004 **DELIVERY OPTIONS (Gustomer Use Only)** ORIGIN (POSTAL SERVICE USE ONLY) Requires the addressee's signature: OR 2) Purchases actitional insurance; OR 3) Purchases COD service; OR 4) Purchases Return Receipt service, if the box is not checked, the Postal Service will box of the item in the addressee's Scheduled Delive PO ZIP Codo DAMADOLYY ☐ No Saturday Delivery (delivered next business day) Sunday-Holday Delivery Required (additional lee, where available*).

19:30 AM Delivery Required (additional lee, where available*). Date Ascepted (MM/DDAY) Scheduled Delivery Ti COD Fee □ tobo AM □ 360 PM ☐ 12 NOON Scorpion Fitness, Inc. 220 Fifth Michae. New York, New Yor 10001 Transportation Fee □ PM □ Flot Halin \$ - 00 1 100 Acceptance Employee Indial lbs ozn DELIVERY (POSTAL SERVICE USE ONLY) ZIP + 4° (U.S. ADDRESSES ONLY) Delivery Alternal (MADD/Y) Time - AM ПРМ Пам Supplemental Default notice □ PM LABEL 11-F. SEPTEMBER 2015 2-CUSTOMER COR FROM: (PLEASE PRIOR) QUESTION PHONE (KOSSOFF PLLC 217 BROADWAY, SUITE # 401 NEW YORK: NY 10007-2944 host the though Service may must be estage, brikes her delay o PRIORITY UNITED STATES 220 Fifth Scorpion Asmi * MAIL * 092004 DELIVERY OPTIONS (Customer Use Only) SIGNATURE REQUIRED Note: The master must check the "Sensitive Required" box if the master. Requires the addressed's signature; OR 2) Purchases addressed insurance, OR 3) Purchases COD service; OR 3 Purchases Return Record service, if the box is not checked, the Postal Service will have the lemm the addressed mail recording to other secure iscultant without attempting to obtain the addressed signature on delivery. Dollvery Options 1-Day Schodulad Delivery Date ON THE BUILDING WYOODMM olivery Options

☐ No Saturchy Dethery (detwered next busgess day)
☐ Sunday/Hollary Dethery (detwered next busgess day)
☐ Sunday/Hollary Detwery Required (additional fee, where available)
☐ 10.30 AM Detwery Required (additional fee, where available)
☐ Refer to USPS com* or local Post Office* for evaluability. Date Accepted (MM/DD/YY) Scheduled Delivery Time stopmants Office ☐ 10:30 AM ☐ 3:00 PM ote: The Protes etype does not ☐ 12 NOON Time Accopied) Yisi 10:30 AM Dolivery Fee Roturn Roculot Fee 1 Live Antmot : 11 to skitches a Dame BMO off soir alligation to 220 of the ATA AVENUE of the content of the AVENUE of the content □PM S Total Postage & Fons Flat Rato Middle of Time BOHINGOS BULLY Middisani atezin Type U3 dain sets on the 24th insets the course to a present to a pres no later tran 60 oays han ma dare of the no later than 60 days from the date of inch prof. Pol. 2.5. DPM. For pickup or USPS Tracking**, visit USPS,com or call 800-222-1811.

Dokvery Attempt (MM/DD/1Y)

MALO

□ PM PSN 7600-02-000-993

Tim Postal Service, regues the confests of P

SUPPLEMENTAL default notice

19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords Pa 92 of 108 termination notice CUSTOMER USE ONLY FROM: (PLEASE PAINTE KOSSOFF, PLLC-217 BROADWAY, SUITE # 401 NOIT NEW YORK, HY 10007-2944 PRIORITY JNITED STATES 王 * MAIL * (ASM) 220 Fifth S 601210m POSTAL SERVICE **EXPRESS™** PAYMENT BY ACCOUNT (if applicable) 092004 **DELIVERY OPTIONS (Customer Use Only)** ORIGIN (POSTAL SERVICE USE UNLY) SIGNATURE REQUIRED Note, This maller must check the "Signature Required" Local to maller Required to Note that the Addressee's signature: OR 2) Purchases additional furnament, OR 3) Purchases CODE control; OR Purchases (OR) Purchas 1-Day DPO PO ZIP Code Sunday/Holiday Delivery Required (additional (ee where available*)

10:30 AM Delivery Required (additional (ee, where available*) Duto Accepted (MM/DDYY) Scheduled Delivery Time ☐ 10/30 AM ☐ 3:00 PM "Refer to USPS com" or local Post Office" for availability. 12 NOON Live Animal John Shams □ам Transportation Foo 220 F fin thenue New Yor, New Yor 16001 □PM Sunday/Hotiday Premium Foo Flat Rate ESCI-PI lbs. 11 025, DELIVERY (POSTAL SERVICE USE ONLY ZIP + 4* (U.S. ADDRESSES ONLY) Drivery Attempt (MMDERYY) [] AM □ PM For pickup or USPS Tracking™, vIsIt USPS.com or call 800-222-1811. Delivery Attempt (MANDOYY \$100.00 Insurance included default notice DAM □РМ 2-CUSTOMER COR S-CUSTOMEN COST INCUSSES CUSTOMER USE ONLY FROM: PLEASE PRINTING OF STATES OF THE PHONE'S MYSE edictation familiaries cambrid you state and upon since NOBORF PLECO scenario account of the company of the com 217 BROADWAY, SUITE # 401 fund, the Postal Service may retund the postago, unless the debt Birdika Akanglahor Iyodhuba ci losetus watan in dumpped in a temple deletified occurrence. Decument PRIORITY **UNITED STATES** 220 FTAIN OF ONO I propertion to establish inflorences * MAIL * POSTAL SERVICE USPS* Corporate Acct. No. 1 1008 1 1104 | Federal Agency Acct. No. or Postal Service Acct. No. pecause riddilonal document inst 092004 **DELIVERY OPTIONS (Customer Use Only)** SIGNATURE REQUIRED, Note: This mailer must chock the "Signature Required" box if the mailer. Required the addressed is specture. OR 3) Purchased additional insurance: OR 3) Purchased CDD service: OR Purchased Regular the addressed in the service of the service 四十四十 ☐ 2-Day Midday PO ZIP Codd DAS 91 Schoduled Delivery Date MMDDOYOUTE STEE BOTT TO Service Harves octual Survices current challeng the Par notice for the addresses. If the adadministration chain that corendat days, the Postal Service In 30 AM Delivery Flaquired (additional fee, where available)
 Refer to USPS com* or boat Post Office* for evaluabley. Date Accepted (MM/DD/YY) Scheduled Doilvon Time ☐ 10:30 AM . ☐ 3:00 PM: I IZ NOON 2 PELL AUDIE 10:30 AM Dalvery For Chip Time Accepted IN ORDINAL DAM □ PM COGE Elai Rate Sunday Holiday Fromum Fee MMG aHT III TEL III HINDESE AS IN th pouter regulations in the lottlet w are factor the specific typus of tasser Mittast Coza mmy of insurance, conditions of DELIVERY (POSTAL SERVICE USE ONLY) the date of making citatins for itemage or investing con Dolivery Attempt (MMDDYY) Time arm to total and most back the next setal as on France Private Marie Private Land Land Land and Sauce Dolivery Attempt (MM/CDAYY) Employee Siposture Lodge to 1800 and to gradient = \$100.00 insurance included. Supplier intal default notice □ AM "ombre court" The Restol Service its mentioning of P T PM

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19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords Pa 93 of 108 termination notice CUSTOMER USE ONL FROM: (PLEASE PRINT) KOSSOFF, PLLC 217 BROADWAY, SUITE # 401 NEW YORK, NY 10007-2944 PRIORITY UNITED STATES * MAIL * 220Fifth. Storpin (-hcm) **OSTAL SERVICE** ® **EXPRESS™** ERVICE USE ONLY) SIGNATURE REQUIRED More: The mailor must check the "Signature Required" box if the mailer: If Requires the addressee's signature; OH 2) Purchases additional insurance: OH 3) Furchases GOD service; OH 4 Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in ine addressee's THE LANG □ DPO cheduled Delivery Date (MM/DD/YY). No Solurday Delivery (delivered next business day) Sunday/Heliday Delivery Required (additional fee, where available) Date Accepted (MM/DD/YY) 10:30 AM Delivery Required (additional fee, where available)
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19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords termination notice Pg 94 of 108 CUSTOMER USE ONLY FROM: PREASE PRINT KOSSOFF, PLLC 217 BROADWAY, SUITE # 401 NEW YORK, NY 10007-2944 ATIOA PRIORITY UNITED STATES * MAIL * 220 Fifth Scorpin OSTAL SERVICE ® EXPRESS™ 092004 DELIVERY OPTIONS (Cust PERVICE USE ONLY) SIGNATURE REQUIRED Note: The major must check the □2-Day DPO Requires the addressee's senature, OR 2) Purchases additional insurance, OR 3) Purchases COD service; OR 4 Perchases Return Receipt service; If the box is not checked, the Postal Service will leave the item in the addresseed mail receptacle or other secure location without attempting to obtain the addressee's signature on delivery. (YYNDD/MM) Delivery Options No Saturday Delivery (delivered next business day)
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Doc 21-14 Filed 06/24/19 19-11231-mew Entered 06/24/19 19:30:03 Landlords Pg 95 of 108 termination notice CUSTOMER USE ONLY . FROM: PLEASE PAIRT KOSSOFF, PLLC 217 BROADNAY, SUITE # 401 NEW YORK, NY 10007-2944 2018 / PRIORITY 26 UNITED STATES * MAIL * 270 fith Roman (Acm) POSTAL SERVICE & **EXPRESS™** NEW 092004 ORIGIN (POSTAL SERVICE USE ONLY) SIGNATURE REQUIRED Mode. The moder must check the "Sepratura Required" box if the resilier, 1) Required to additional source, OR 3) Purchases COD service; OR 4) Purchases Return Receipt convice, If the box is not checked, the Postal Service will leave the learn in the architecture's T-Day ☐ Milliary DPO Postage all recopracts or other secure location without attempting to obtain the addressee's signature on delivery. No Saturday Delivery (delivered next business day) | Sunday/Holiday Defivery Required (additional fee, where available*)
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New York, New York 10076 10:30 AM Delivery Fee Transportation Fee □ AM □РМ Plat Rate S- St. Anderson tha . ozs. DELIVERY (POSTAL SERVICE USE ONLY) ZIP + 4º (U.S. ADDRESSES ONLY) ☐ AM DPM For pickup or USPS Tracking'", visit USPS.com or call 800-222-1811. Dollvery Attempt (MMADDAYY) Empleyoo Signaturo оца јест□ам Supplemental defaut notice □рм 2-CUSTOMER COL ents. The Puttly Service and proceeding transfering immediate control of the Pottly of the Control of the Contr 217 BROADWAY, SUITE # 401 shorrer delivery by the specified time and the regiler bles a blake for a NEW YORK, NY 10007-2944 Postal Service may reford the postage, orders the delay re nodnated regund to for my fee of a godes as fautations for muticile PRIORITY denoted in a serial collection enterest Department UNITED STATES PRINCEPLANT. * MAIL * 22017 fly 9/0/0100 and 400 solverson of 12 **OSTAL SERVICE** EXPRESS[®] 9 992004 Abov or extent on from both smooth Survey States of States DELIVERY OPTIONS (Customer Use Only) DELIVERY OPTIONS (Customer Use Only)

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AFFIDAVIT OF SERVICE

STATE OF NEW YORK } s.s. COUNTY OF NEW YORK }

I, Ashti Mohabir, being duly sworn, deposes and says:

I am not a party to this action, am over 18 years of age and reside in the Queens, New York.

On April 23, 2019, I served the within *Five (5) Day Termination/Cancellation Notice* upon:

Scorpion Fitness, Inc. 220 Fifth Avenue, New York, New York 10001

Scorpion Club Ventures LLC 220 Fifth Avenue, New York, New York 10001

John Shams 220 Fifth Avenue, New York, New York 10001

Scorpion Fitness, Inc. 325 Fifth Avenue, Ste. 41E New York, New York 10016

Scorpion Club Ventures LLC 325 Fifth Avenue, Ste. 41E New York, New York 10016 Scorpion Fitness, Inc. 88 Lexington Ave., Ste. 9D New York, New York 10016

Scorpion Club Ventures LLC 88 Lexington Ave., Ste. 9D New York, New York 10016

John Shams 325 Fifth Avenue, Ste. 41E New York, New York 10016

John Shams 88 Lexington Ave., Ste. 9D New York, New York 10016

by mailing the same first class with certificates of mailing in sealed envelopes, with postage prepaid thereon, in a post-office or official depository of the U.S. Postal Service within the State of New York, addressed to the addressees as indicated above and by overnight mail service (with Express Mail codes EF204207227US, EF204207213US, EF204207200US, EF204207195US, EF204207187US, EF204207173US, EF204207160US, EF204207156US, EF139726162US, respectively) by placing the same in a postpaid, properly addressed and sealed envelopes and delivering said envelopes to a postal employee at a United States Post Office in the Borough of Manhattan, City and State of New York for processing under the exclusive care and custody of the United States Postal Service, Church Street Station Branch, within the City, County and State of New York.

Ashti Mohabir

Sworn to before me this day of April, 2019.

Notary Public

19-11231-mew Doc 21-14 Filed 06/24/19 Entered 06/24/19 19:30:03 Landlords termination notice Pg 97 of 108



Filed 06/24/19 Doc 21-14 Entered 06/24/19 19:30:03 19-11231-mew Landlords KOSSOFF, PLLC 217 BROADWAY RM 401 NEW YORK, NY 10007-2944 PRIORITY UNITED STATES **************************** POSTAL SERVICE® ☐ SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer.

Requires the addressee's signature, OR 2) Purchases additional insurance, OR 3) Purchases COD service; OR 4)

Purchases Return Receipt service. If the box is not checked, the Postal Service will leave the item in the addressee's 2-Day Scheduled Delivery Date (MM/DD/YY) mail receptable or other secure location without attempting to obtain the address Delivery Options No Safurday Delivery (delivered next business day)
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Doc 21-14 Filed 06/24/19 19-11231-mew Entered 06/24/19 19:30:03 Landlords termination notice Pg 99 of 108 FROM: (PLEASE PRINT) 212 267 6364 KOSSOFF, PLLC 204207160 US 217 BROADWAY RM 401 WURLH STRE NEW YORK, NY 10007-2944 PRIORITY UNITED STATES * MAIL * ☐ SIGNATURE REQUIRED Note: The mailer must check the "Signature Required" box if the mailer. 1)
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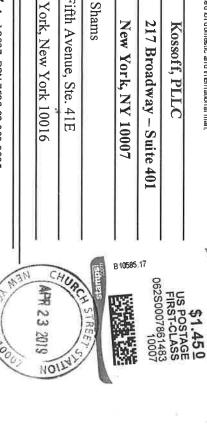






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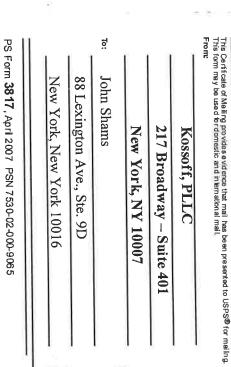
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